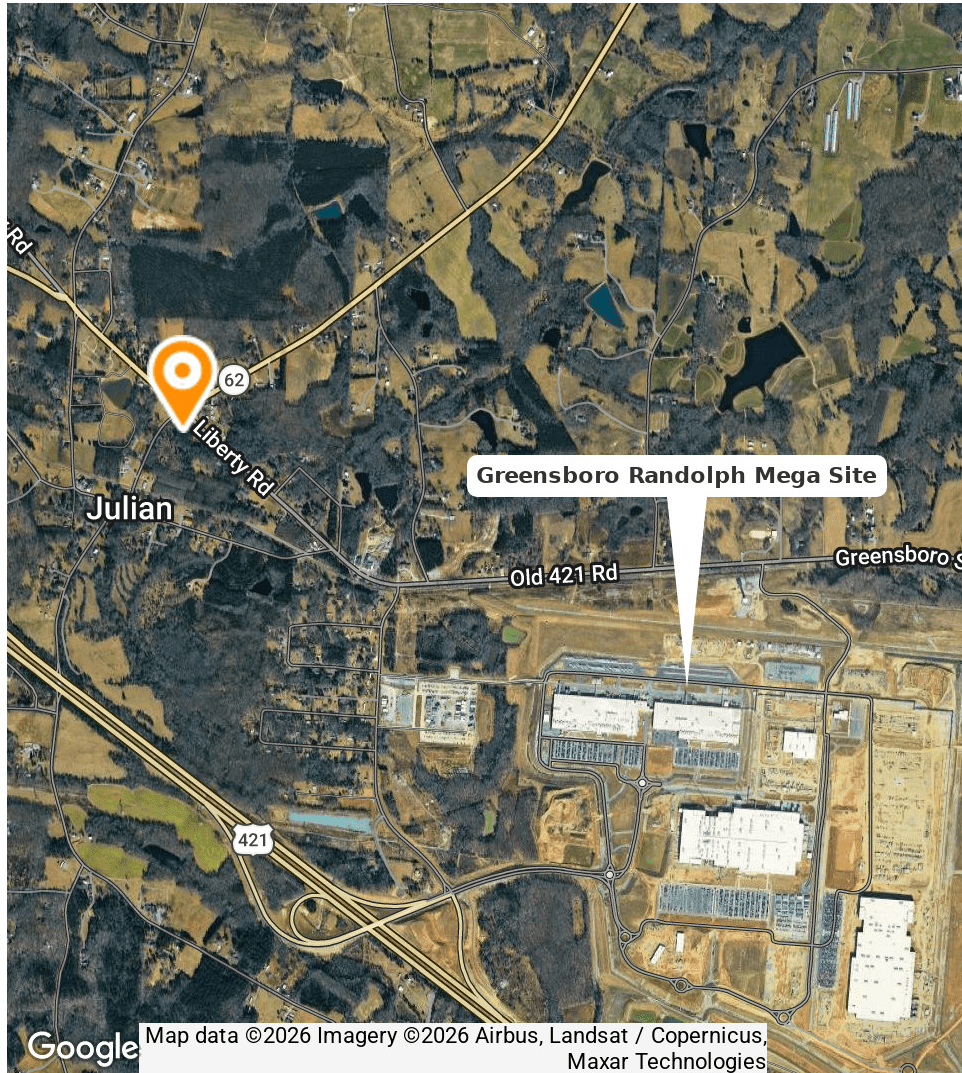


# 6600 LIBERTY ROAD

DEVELOPMENT OPPORTUNITY



## PROPERTY DESCRIPTION

2.09 Acres for Sale and Lease 1 mile from US Highway 421 and the Toyota Greensboro-Randolph Megasite. Located on the corner of Colonial Trading Path and Liberty Road. Conceptual plans allow for 54 parking spaces and 3 buildings. Sale, build-to-suit, ground lease, or joint venture opportunity possible.

## OFFERING SUMMARY

Sale Price:	\$550,000
Lease Rate:	\$60,000.00 per year (NNN)
Lot Size:	2.09 Acres

Nick Gonzalez

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## GREENSBORO-RANDOLPH TOYOTA MEGASITE

- Less than 1 mile from subject property
- North Carolina's largest economic development announcement to date
- Approximately \$14 billion invested
- 5,000+ jobs created
- Supports battery electric vehicles (BEV's) and plug-in hybrid electric vehicles (PHEV's)
- Production increased in a phased approach with line launches planned through 2030

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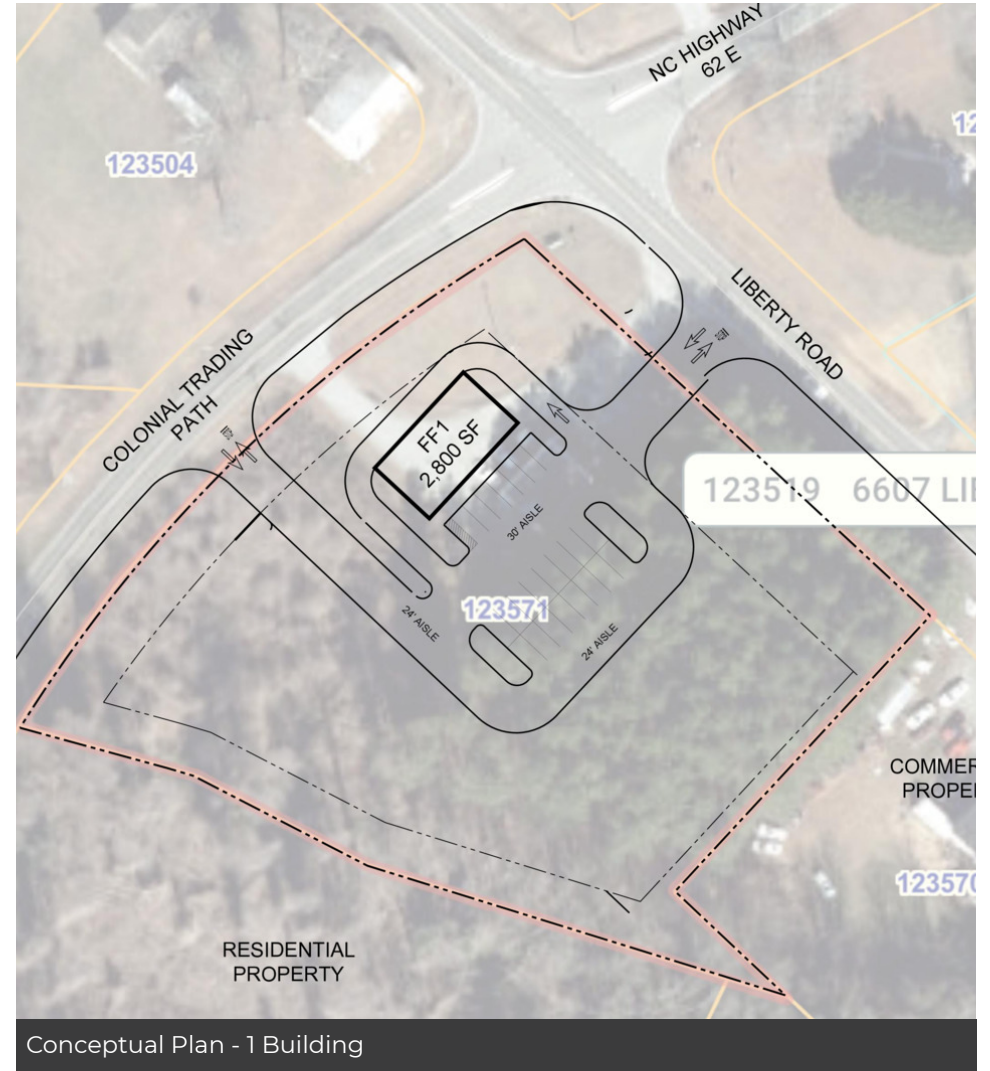
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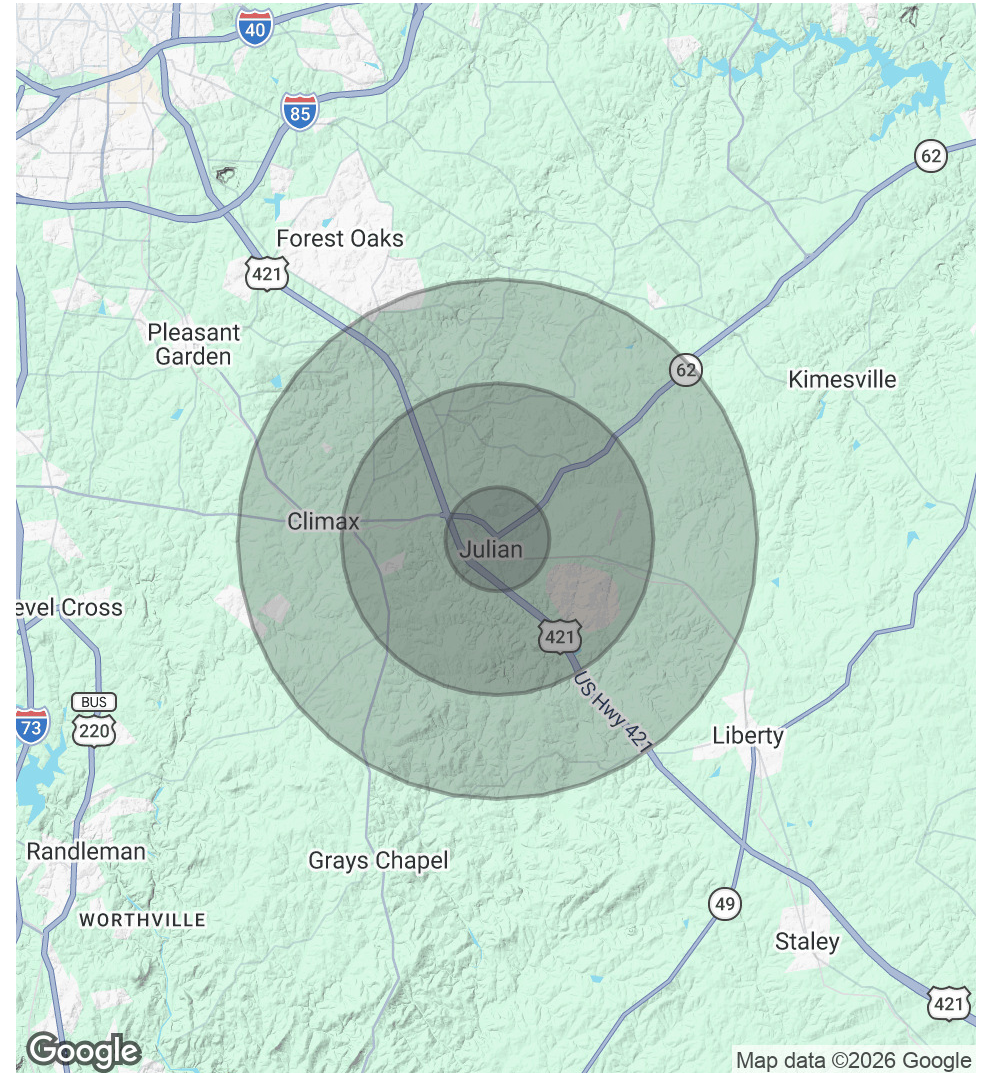
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	640	3,247	9,603
Average Age	47	46	45
Average Age (Male)	46	45	44
Average Age (Female)	47	46	46

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	276	1,354	3,940
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,282	\$94,520	\$99,171
Average House Value	\$296,920	\$290,030	\$283,922



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## LOCATION INFORMATION

Street Address	6600 Liberty Road
City, State, Zip	Julian, NC 27283

## PROPERTY INFORMATION

Property Type	Land
Property Use	Development
Zoning	HB
Tax Pin	8708-56-0080
Land Size	2.09 Acres
County	Guilford



**SALE PRICE:** \$550,000  
**LEASE RATE:** \$60,000.00 PER  
 YEAR (NNN)

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